



Address: [5904 MC CART AVE](#)
City: FORT WORTH
Georeference: 39730-5-8R
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.660554325
Longitude: -97.3571126045
TAD Map: 2042-360
MAPSCO: TAR-090T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 5 Lot 8R

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$146,000

Protest Deadline Date: 5/24/2024

Site Number: 02908158

Site Name: SOUTHWEST HILLS ADDITION-5-8R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,493

Percent Complete: 100%

Land Sqft ^{*}: 8,344

Land Acres ^{*}: 0.1915

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

AADCS SANCHEZ FAMILY TRUST

Primary Owner Address:

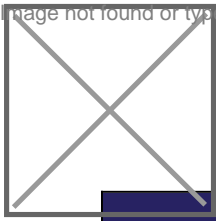
PO BOX 331286
FORT WORTH, TX 76163

Deed Date: 8/22/2024

Deed Volume:

Deed Page:

Instrument: [D224150187](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ALBERT;SANCHEZ ANA M	9/11/2019	D219211793		
BUIZA AIDA	10/17/2007	D207385087	0000000	0000000
BUIZA JOSEPH	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$105,955	\$30,000	\$135,955	\$135,955
2024	\$116,000	\$30,000	\$146,000	\$146,000
2023	\$116,000	\$30,000	\$146,000	\$146,000
2022	\$92,190	\$30,000	\$122,190	\$122,190
2021	\$92,190	\$30,000	\$122,190	\$122,190
2020	\$93,845	\$30,000	\$123,845	\$123,845

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.